

HISTORIC LANDMARK COMMISSION
DECEMBER 11, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
 C14H-2009-0042
 2603 Wooldridge Drive
 Huron Mills House

PROPOSAL

Construct new rear covered porch, replace non-original windows and doors, and construct second-story rear addition with porch on ca. 1939 house.

PROJECT SPECIFICATIONS

The applicant is proposing a three-part project:

- 1) To construct a 934-square-foot covered colonnaded porch spanning the rear elevation. This work will include the removal of an existing non-original rear porch constructed in a similar style.
- 2) To replace windows and doors on the east side of the rear elevation with clad-wood casement windows and three sets of clad-wood French doors. This is a non-original addition to the original house, built ca. 2006-08.
- 3) To construct a 370-square-foot addition, a 541-square-foot screened porch, and a 934-square-foot porch, all at the rear of the second floor. These additions will be constructed atop non-historic ground-floor additions.

No changes are proposed for the primary façade. The proposed project will not affect historic materials or design features.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate proposed changes to historic landmarks. The standards applicable to this project include:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
 All elements of the proposed project are located at the rear of the building and do not impact historic materials or spaces. The project will have a low impact on the historic character of the property.
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
 The proposed changes do not create a false sense of historical development. They are designed in a compatible style.
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 The proposed project affects non-historic additions and will not destroy historic materials, features, or spatial relationships. It will be compatible but differentiated from the original house.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes additions atop and adjacent to previous non-historic additions to the building. If removed, the proposed additions will not damage the essential form and integrity of the historic building.

The project complies with the applicable standards.

COA COMMITTEE RECOMMENDATIONS

Approve the project as proposed.

STAFF RECOMMENDATION

Approve the project as proposed.

PROPERTY INFORMATION

Photos



Primary (west) façade of 2603 Wooldridge Drive. No changes are proposed to this façade.



North elevation and primary façade, looking southeast. No changes are proposed to these façades.